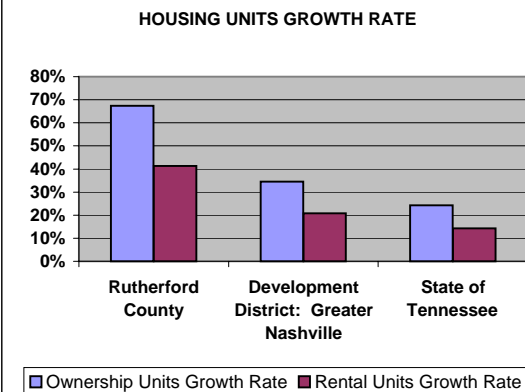
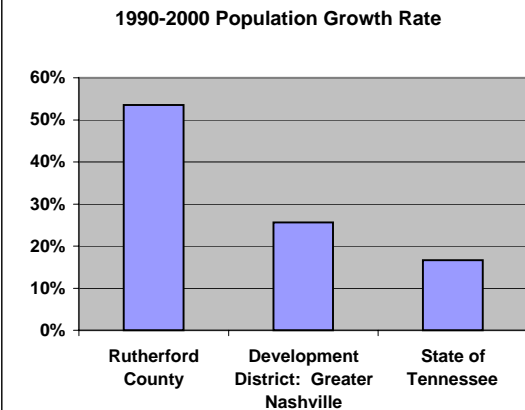


Population and Housing Market Profiles: Rutherford County

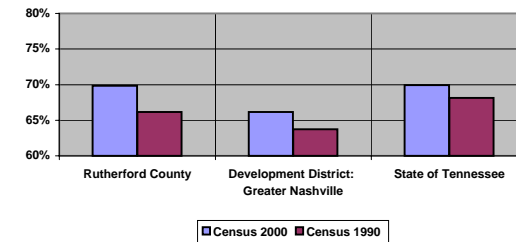
	Rutherford County	Development District: Greater Nashville	State of Tennessee
POPULATION			
<i>Census 2000 Population</i>	182,023	1,411,725	5,689,283
<i>1990-2000 Population Growth Rate</i>	53.5%	25.6%	16.7%
MINORITY POPULATION			
African American population			
<i>Census 2000</i>	18,028	226,921	953,349
<i>1990-2000 Growth Rate</i>	68.8%	31.9%	22.5%
Asian & Pacific Islander population			
<i>Census 2000</i>	4,206	29,749	73,505
<i>1990-2000 Growth Rate</i>	146.5%	149.7%	130.9%
Hispanic population			
<i>Census 2000</i>	5,065	47,582	123,838
<i>1990-2000 Growth Rate</i>	447.0%	329.6%	278.2%
HOUSING UNITS & VACANCY			
Ownership Units			
<i>Census 2000</i>	46,399	361,244	1,561,363
<i>Ownership Units Growth Rate</i>	67.4%	34.5%	24.3%
<i>Owner Market Vacancy rates</i>	2.1	1.2 to 2.7	2.0
Rental Units			
<i>Census 2000</i>	20,044	184,819	671,542
<i>Rental Units Growth Rate</i>	41.4%	20.8%	14.3%
<i>Renter Market Vacancy rates</i>	8.9	4.8 to 13.2	8.8
AGE OF HOUSING STOCK			
<i>Percent of units built before 1960</i>	11.9%	20.7%	25.4%
<i>Percent of units built after 1990</i>	40.5%	26.6%	23.5%



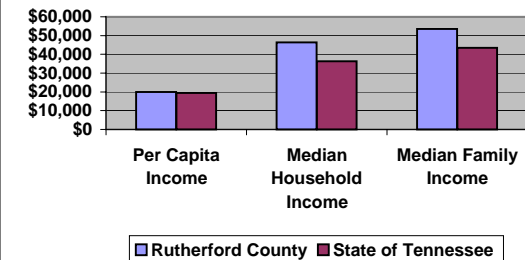
Population and Housing Market Profiles: Rutherford County

	Rutherford County	Development District: Greater Nashville	State of Tennessee
HOME OWNERSHIP RATES			
<i>Census 2000</i>	69.8%	66.2%	69.9%
<i>Census 1990</i>	66.2%	63.7%	68.1%
MINORITY HOMEOWNERSHIP RATES			
African American			
<i>Census 2000</i>	51.9%	45.0%	50.5%
<i>Census 1990</i>	45.5%	42.2%	47.3%
Asian & Pacific Islander			
<i>Census 2000</i>	65.9%	52.3%	50.3%
<i>Census 1990</i>	52.1%	44.7%	45.1%
Hispanic			
<i>Census 2000</i>	37.3%	33.2%	35.8%
<i>Census 1990</i>	50.4%	45.3%	48.6%
1999 Income (2000 Census)			
<i>Per Capita Income</i>	\$19,938	\$15,613 to \$32,496	\$19,393
<i>Median Household Income</i>	\$46,312	\$29,968 to \$69,104	\$36,360
<i>Median Family Income</i>	\$53,553	\$35,395 to \$78,315	\$43,517
Income Growth during the 1990s			
<i>Per Capita Income</i>	59%	N/A	58%
<i>Median Household Income</i>	50%	N/A	47%
<i>Median Family Income</i>	49%	N/A	47%
Poverty Status in 2000			
<i>Persons below Poverty Level</i>	15,808	139,626	746,789
<i>Families below Poverty Level</i>	2,760	28,138	160,717
<i>% of Persons below Poverty Level</i>	9.0%	10.2%	13.5%

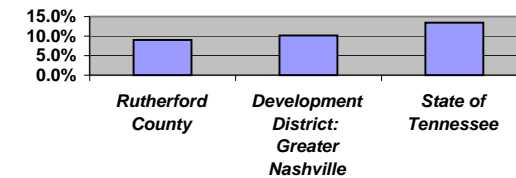
Homeownership Rates: 1990 & 2000



Income Statistics (2000 Census)



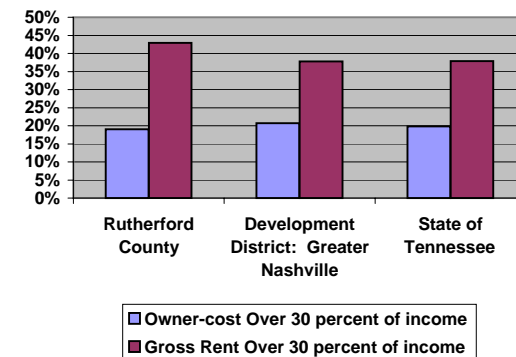
% of Persons below Poverty Level



Population and Housing Market Profiles: Rutherford County

	Rutherford County	Development District: Greater Nashville	State of Tennessee
Home Values & Owner Cost Burden			
<i>2000 median home value</i>	\$113,500	\$63,300 to \$20,8400	\$93,000
<i>1990-00 increase in home value</i>	58.1%	N/A	60.3%
<i>Owner-cost Over 30 percent of income</i>	19.1%	20.7%	19.9%
<i>Owner-cost Over 38 percent of income</i>	12.5%	14.5%	14.5%
Gross Rent & Rent Burden			
<i>2000 median Gross Rent</i>	\$601	\$394 to \$744	\$505
<i>1990-00 increase in Gross Rent</i>	49.1%	N/A	41.5%
<i>Gross Rent Over 30 percent of income</i>	42.9%	37.8%	37.9%
<i>Gross Rent Over 38 percent of income</i>	34.1%	29.2%	30.2%
Units with Other Housing Problems			
<i>Lacking complete plumbing facilities</i>	218	2,494	14,340
<i>Lacking complete kitchen facilities</i>	232	3,021	13,324
<i>Over crowding (over 1 person per room)</i>	1,705	16,330	61,191
House Heating Fuel Used in 2000			
<i>Electricity</i>	58.6%	57.0%	52.1%
<i>Utility Gas</i>	34.9%	35.6%	36.0%
<i>Bottled or LP Gas</i>	4.7%	5.2%	7.2%
Recent Movers (2000 Census)			
<i>Moved into the unit in 1999 or later</i>	25.7%	24.1%	20.7%
<i>Moved into the unit in 1995 or later</i>	60.1%	55.9%	49.6%
<i>Moved into the unit in 1990 or later</i>	77.2%	71.4%	65.7%
Mobile Home Units (2000 Census)	4,722	35,864	268,876

Housing Cost Burden in 2000



House Heating Fuel Used

